Real Estate News

Buyers for Fine Deal for Triangular Homes on East Court's Sanction Necessary for McAlpin Estate Reported to **And West Sides**

Mrs. H. F. Shoemaker Sells

house occupies a site 25x100.5, between Fifth and Sixth avenues, and carries a mortgage of \$55,000.

Brown-Wheelock, Harris, Vought & Co., Inc., sold for Mrs. Rachael Stern 40 East Sixtieth Street, a four-story dwelling, 20x100.5. The purchaser will alter into stores and apartments. The troperty was held at \$60,000.

Edwin J. Fitzgerald resold to Elizabeth A. Reilly the converted five-story dwelling at 516 West End Avenue, southeast corner of Eighty-fifth Street, 23.2x80.

Anna L. Lumbert resold to Mamie

low to Clinton Avenue Realty Company and resold same for the realty company to Gustave Poschmann.

Clement H. Smith sold for Benenson Realty Company, the northwest corner of 198th Street and Briggs Avenue, a three-story building with stores; also sold for William Feters Company the vacant property at the northwest corner of Hunt Avenue and Morris Park Avenue, 135x95; also sold to an investor the property at the northeast corner of Morris Park and White Plains Avenues, 50x95.

G. Tuoti & Co. sold for Clement J. Jesch to Leonard Tattore the two-family dwelling 846 East 229th Street, 20x100.

Alexander Kesselman sold to Felice Carlucci the two-story dwelling at 1319 Hoe Avenue, 25x100.

Scenie Studia Date of the station and will erect a house designed by John A. Stahl to H. Endsed for Restaurant variety of Plandome at the station and will erect a house designed by John A. Leased for Restaurant to Curd, architect. L'Ecluse, Washburn & Estat Restaurant to Curd, architect. L'Ecluse, Washburn & Estat Restaurant at 25 Mulborn & Street of Guiseppi Micheli, who owns the Fiat Restaurant at 25 Mulborn & Morris Park Avenue, 25x102.

More Stores for Bronx

Albert D. Phelps and H. J. Rogers sold for ten years at an aggregate gross rental of \$60,000.

Jack and the vacant property at Plandome at the station and will erect a house designed by John A. Stahl to H. L. Daingerfield Lewis of Internation of Plandome at the station and will erect a house designed by John A. Stahl to H. L. Daingerfield Lewis of Internation of Plandome at the station and will erect a house designed by John A. Stahl to H. L. Daingerfield Lewis of Internation of Plandome at the station and will erect a house designed by John A. Stahl to H.

St. Corner Passes to New Hands
David Lieberman bought from the
Fighar Realty Corneration the newly

Larchmont, to Herman F. Fighar Realty Corporation the newly constructed two-story and basement store building at Varick, Houston and Downing streets, 58x71x irregular. Samuel Horwitz negotiated the deal.

Army Orders

From The Tribune's Washington Bureau WASHINGTON, Sept. 26,-Army orders sued to-day follows:

Air Service Davidson, Maj. H. C., to London. Clagett, Maj. H. B., to Hampton. Miscellaneous

Crim. Capt. C. R., inf., to Storrs.
McNeal, Lt. D., Sig. C., to Washington.
Schutchfield, Maj. G. E., Med. C., to
Panama.
Mould, Lt. W. E., U. S. A., to Lake Geneva.

Navy Orders From The Tribune's Washington Bureau WASHINGTON, Sept. 26.—Navy order

NGTON. Sept. 26.—Navy order ay follow:
ay follow:
pt. M. E., to Philadelphia.
Lt. M. Q., to Cambridge.
R. W., to Cambridge.
Lt. C., to U. S. S., Childs.
H. O., to Washington.
R., to U. S. S. Aroostook.
Lt. A. R., to Rockaway Beach.
Lt. C., to U. S. S. Lardner.
L. C., to U. S. S. Lardner.
L. P., to Indian Head.
Sins. A. D., to U. S. S. Wood,
G. F. to Hampton Roads.
L. A. F., to U. S. S. Farquhar.
J. D. fr., to Hampton Roads.
L. H. A., to U. S. S. Delaware.
W. P., resigned.
R. F. J., to U. S. S. Zeilin.
D. C., to San Diego.
L. J. E., to Annapolis.
A. P. G. to U. S. S. Ryoming.
To U. S. S. Bridgeport.
R. H., to Hampton Roads.
L. E., B. L., resigned.
B. to New York.
In. W. M., to U. S. S. Reina
V. H., to Annapolis.
R. to U. S. S. Reina
V. H., to Annapolis.
R. To New York.
L. S. Reina

Upper Broadway Block Leasing Westcott Estate Property at 170th Street

A deal is pending for the leasing by the estate of Robert Westcott of the triang-ular block bounded by Broadway, St. Nicholas Avenue, 170th and 171st streets

Mrs. H. F. Shoemaker Sells
65th St. House, Adjoining
Vincent Astor's Dwelling;
Sale of Rockefeller Block

Mrs. Henry F. Shoemaker sold
through William B. May & Co. the sixstory dwelling at 4 East Sixty-fifth
Street, adjoining Fifth Avenue and valued at \$210,000. The house occupies a site 25x100 and is directly opposite
the home of Vincent Astor Mrs. Shoemaker resides at 26 West Fifty-third.

Marshall J. Dodge sold the fourstory dwelling at 26 West Fifty-fourth
Street, in the block with the Rockefeller homes, to Frances R. Biggs. The house occupies a site 25x100.5, between Fifth and Sixth avenues, and carries a mortgage of \$55,000.

Brown-Wheelock, Harris, Vought & Co., Inc., sold for Mrs. Rachael Stern

40 East Sixtieth Street, a four-story.

Ill. Sixtieth Street, a four-story.

Edwin J. Fitzgerald resold to Elizabeth A. Reilly the converted five-story dwelling at 516 West End Avenue, southeast corner of Eighty-fifth Street, 23.2x80.

Anna L. Lumbert resold to Mamie E. Bailey the three-story dwelling at 110 Edgecomb Avenue, 16x80.

Edward N. Crosby & Co. seld for Louisa Hathaway, of Onset, Mass., the three-story dwelling 357 West 116th Street, 16.8x91.10.

J. Connell sold to Susan M. Brown the four-story dwelling at 565 West 16ist Street, 18.1x99.11.

Charles H. Sommer sold to Marie Gieschen the three-story dwelling at 120 East 128th Street, 18.9x90.11.

Leonard Weill bought from Gertrude M. Burum the three-story dwelling at 141 Perry Street, 20x80. This is the first sale of the property in twenty-five years. Alexander A. Olsen was the broker.

Operators Turn to New

Pease & Elliman leased for C. P. Coleman to A. M. Haas the four-story sold to an investor the five-story Coleman to A. M. Haas the four-story apartment at 845 Beck Street 40x100, dwelling at 45 East Eightieth Street

Scenic Studio Building

In East 15th Street Sold
William A. White & Sons sold for Nina W. Allen to Theodore Thorner 625 East Fifteenth Street, a fifty-foot four-story scenic studio building. This will be occupied by the Rising Star Paper Box Company, of which Mr. Thorner is one of the proprietors.

New Store Building at V.

St. Company the plot, 75x100, the south side of 204th Street, between Decatur and Webster avenues. The realty company will erect a one-story building having seven stores. The Minford Building Corporation sold to Samuel Stein the property, 50x 100, at the south side of 204th Street, between Decatur and Webster avenues. The realty company will erect a one-story building having seven stores. The Minford Building Corporation sold to Samuel Stein the property, 50x 100, at the south side of 204th Street, between Decatur and Webster avenues. The minford Building Corporation sold to Samuel Stein the property, 50x 100, at the southeast corner of Minford Place and 172d Street.

Parts With White Plains Home Prince & Ripley sold for Fred Butschy his stucco residence. Prince & Ripley sold for Fred Butschy his stucco residence.

New Plant for Long Island City

Samuel Horwitz negotiated the deal.

Operators Sell Rye House
Charles W. Wynne and Louis H.
Low, operators, have resold a threestory dwelling, 50x100, at 5 Oakwood
Avenue, Rye Gate, Rye, N. Y., to a client of I. M. Bennett.

Army Orders

The Roman-Callman Company has sold for the Fisk Company and others the property, 100x100, at the northwest corner of Wilbur Avenue and William Street, Long Island City, one block from the Bridge Pleza. The purchasers will immediately improve the plct with a modern factory building from plans privately prepared.

Brooklyn Brass Plant Sold Brookiyi Brass Fiant Sold

22-24-26 Vanderbilt Avenue, in the
Wallabout section, a two-story modern
equipped brass foundry and machine
shop, 75x100, for the Clark Electric
and Manufacturing Company to Smith
& McCrorken, Inc. The purchasers
will occupy the factory for the manufacture of brass and brass castings.

Sells Estate at Plattmount The H. H. Gibson Realty Company sold for Helen E. Wilson to Joseph Schaefer, of Newark, N. J., her country estate at Plattmount, Atlantic Highlands, N. J., comprising several acres and a completely furnished house held at \$20,000.

\$575,000 Loan on Flat Slawson & Hobbs have placed for the A. C. & H. M. Hall Realty Company a first mortgage of \$575,000 on the Cornwall, northwest corner of Ninetieth Street and Broadway, a twelve-story apartment house, 100.81/2x100.

Brooklyn Houses Sold Henry L. Nielsen sold the three-story dwelling at 342 Jay Street for Thomas Kiernan. Henry Pierson & Co., Inc., sold the two-family dwelling, 20x100, at 164 Underhill Avenue, for Elizabeth Coe.

Sale of Ramsey Residence Brown-Wheelock, Harris, Vought & Co. sold for Catharine H. Jaffray her place at Ramsey, N. J., to Amelia H. Hill.

Day of Trading In Apartments Have Sold Palermo in E. 57th St.; Natanson Sells Houses Bought Recently

Another Active

Houses Bought Recently was bounded by Broadway, St. Nicholas Avenue, 170th and 171st streets for nearly twenty-one years from November 1, with the privilege of a renewal for twenty-one years. The prospective lessees are the Broadway and St. Nicholas Avenue Realty Company, recently formed by Jacobs & Livingston, having for directors Gertrude Henry. Walter H. Steiner and Samuel and freida Stern. As the property is held in trust it will be necessary to obtain the sanction of the Supreme Court before signing of the leases.

The lease is being arranged on a gradualing rental for the first period at an average of about \$25,000 a year. For the renewal the rental will be fixed on a 6 per cent basis of a reappraisal of the property. The property fronts about 216 feet on Broadway, 195 feet on St. Nicholas Avenue, 29.10 feet on '170th Street and 123. Seet on 171st Street. The lessees plan to improve it with a business building space to the following carpet concerns: Hardwick & McGee, Bozart Rug Company, Allenvy Carpet Company, Tadross & McGee, Bozart Rug Company, Allenvy Carpet Company, Tadross & McGee, Bozart Rug Company, Allenvy Carpet Company, Tadross & McGee, Bozart Rug Company, Allenvy Carpet Company, Tadross & McGee, Bozart Rug Company, Allenvy Carpet Company, Tadross & Rug Co, Freund & Brickman, Charles B. Ross, Independent Distributors Corporation, Gordon & Ferguson, Warwick Knitting Mills Home Builders Corner of Sarah F. Leroy Coventry sold for Sarah F. Leroy Cov

Leroy Coventry sold for Sarah F. Lemon an apartment at 204 West Ninety-eighth Street, 26x100x35, which has been owned by the seller since its

has been owned by the seller since its erection in 1890.

Martin, Livingston & Ahrens, Inc., sold for D. J. Lowenthal the house at 1850 First Avenue. This is the first sale of this property in more than twenty years.

Arthur Cutler & Co. sold for Charles H. Treat & Son 824 West Forty-seventh Street, a five-story tenement, 28x100, held at \$45,000.

Francesca Sinegra sold to Giuseppe La Duca the four-story flat with store

Maid, valet and restaurant ervice.

91ST ST. BROADWAY—Three and six rooms, well furnished; elevator. 2465 Broadway.

MADISON AV., 440.

Attractively furnished apartment, two rooms, bath, kitchenette; exclusive section.

PFOR RENT, well furnished sunny apartment, 3 rooms, kitchen and bath, all outside, 2 open fireplaces. Dubois, 1015 Madison av. Rhinelander 5848.

Operators Turn to New Apartments in the Bronx.

Two Houses Held at \$260,000 in Harrison Avenue Among the Sales

Forman Bros., operators, purchased from the Poleckeraus Building Company the two five-and-one-half story that the sales

Forman Bros. operators, purchased from the Poleckeraus Building Company the two five-and-one-half story that the sales was the part houses at 2054 to 2064 Harrison Avenue, 65x100 cach, located 100 feet north of Burnsido Avenue, They were held at \$260,000. George G. Baker, of Robert Thedford & Co., was the broker.

Jacob Pollack sold to the Sonbern Realty Company the new five-story manner to the story that the story

Cummings.
Frank L. Fisher Company leased an apartment, 154 East Thirty-seventh Street, to the Mountain Community, Inc., Mr. Joseph A. Jones, president.

coleman to A. M. Haas the lour-story apartment at 845 Beck Street 40x100, held at \$45,000. The selling company acquired the property recently from the Hutkoff estate.

Scott Brothers sold to Victor Papale for Marie Ryan, the dwelling and business parcel at 2042 Webster Avenue. It is the first sale of this property in thirty years; the same brokers sold to Esther Kronman for the Dusch estate the two-family dwelling 2978 Bainbridge Avenue in the exclusive Bedford Park Boulevard section for occupancy and improvement; also 3101 Webster Avenue for Katherine T. Harlow to Clinton Avenue Realty Company and resold same for the realty pany and resold same for the five-story American basement dwelling and the five-story American basement dwelling and the present dwelling and permanent places the for five pany and the five-story American basement dwelling and the five-story American basement dwelling and permanent places the for five pany and pany and the five-story American basement dwelling and the five-story American basement dwell

Building in Macdougal St.

Warren Murdock sold for John A. Stahl to H. L. Daingerfield Lewis, of 950 Park Avenue, property at Old Westbury, consisting of twenty-two acres and Colonial farmhouse. It adjoins J. S. Phipps and George Rose estates and is held at \$100,000.

Leaves Fifth Ave. for Larger Space in Madison Avenue
Butler & Baldwin, Inc., leased the
store and basement at 448 Madison Avenue to Alfred Smiles, Inc., who plans
extensive interior alterations. Alfred

Smiles, Inc., has been on upper Fifth Avenue for many years and is making this move to obtain larger quarters. Results of Auction Sales

Results of Auction Sales

By Joseph P Day

203D ST s s, 200 w Columbus av, 75x99.2, vacant; voluntary sale; knocked down to R Weish for s, 5,250

MERRIMAN AV, n s, 25 e 195th st, 50x 100, vacant; voluntary sale; to T Glordano for \$4,500

ENGLEWOOD, N J—PALISADE AV, s s, near Woodland st, 175x232x irreg; 2½-sty dwig; voluntary sale; to G Edwards for \$26,000

TENNESSEE PL, n e cor Leyden st, 25x 100, vacant; treasurer's sale; estate of Richard Alexander, deceased; to T Glordano for \$1,500

SYLVAN AV, s w cor Faraday av, 26,6x 76,6x irreg; to Arthur Bell for \$3,000

DOUGLAS MANOR—CIRCLE RD, 120x 132; 2½-sty dwig and garage; voluntary sale; to T Cornell Christianson for \$31,000

FARADAY AV, s g, 26,6 w Sylvan av, 26,6 x x55.8x irreg; 2-sty dwig; vol sale; to Arthur Bell for \$3,000

By Samuel Marx

BROOK AV, 273, w s 50 s 143d st, 25x 943,22; taxes, ct, \$26,25; to Frank Wintling for \$14,500

WESTCHESTER COUNTY REAL ESTATE

WESTCHESTER COUNTY REAL ESTATE

PELHAM

Desirable Modern Home Solid stone construction, contains living room, diming room, butler's pantry, kitchen on first floor; 4 master rooms, 2 baths on 2d; maid's room, bath on 2d. Steam heat, all improvements, Garage. Excellent section. Within 12 minutes walk of station. Convenient to school. Price now \$15,590. Apply S-2457. Phone Pelham 1997.

lish&Marvin 527 Fifth Av., New York Telephone Murray Hill 6528

Fieldston RIVERDALE-ON-HUDSON New York City's Most Accessible Subura. GEORGE HOWE, 527 Figh Ave., N. Y. C. CONNECTICUT REAL ESTATE

Ladd & Nichols, Inc.

\$ E. 46th St. N. Y. Greenwich, Cesn.

CLELLAN & CO., Inc., Mt. Vernon, N. Y. C. CLELLAN & CO., Inc., Mt. Vernon, N. Y. C. Phona Pelham, 1197.

REAL ESTATE-SALE OR RENT

Apartment Homes

245 W. 75th St.

1-2-3 Rooms, \$780-\$2100

4 Rooms, 2 Baths,

\$2200-\$2700

1-2-3 Rooms, \$930-\$2100

Our aim is to make our ten-

ants satisfied with "French"

Call on Supt. at houses or

FRENCH & FRENCH, INC.

REAL ESTATE MANAGEMENT

TEL. VANDERBILT 3237

105 West 73rd St.

115 West 73rd St.

4 and 6 rooms, 1 and 3 baths. 2131 Broadway

Bet. 74th and 75th Sts. 7 and 8 rooms, 2 baths.

700 West 179th St.

Southwest cor. Broadway 10 story fireproof apartment 4-5 and 6 rooms, 2 baths.

Under ownership management

Every convenience for tenants

comfort

Tel. Vanderbilt 9546. 565 Fifth Ave. or Superintendent on Premises

East 48th St.

Spacious living rooms, open fireplaces, each apartment complete in every detail, including artificial refrigerators. Restaurant "Crillon"; maid and valet service.

Apply to Supt. on premises or

Edgar A. Levy Leasing Co., 05 5th Ave. Tel. Murray Hill 6960

440 PARK AVE.

N. W. Cor. 56th St. 2 AND 4 EXTRA LARGE ROOMS. Superintendent, 85 East 56th st., or GEO. A. BOWMAN, 115 W. 42d St.

APARTMENT HOTELS

HOTEL

Adjoining Central Park.

The Unique Apartment Hotel.
STUDIOS-DUPLEX APARTMENTS

3 TO 6 ROOMS

\$2400 PER ANNUM AND UPWARDS

FREE COOKING
AND REFRIGERATION.
RESTAURANT.
SWIMMING POOL,
MAID
SERVICE.

OWNERSHIP MANAGEMENT. Service of Unusual Excellence

MANHATTAN REAL ESTATE

FOR SALE

A most attractive dwelling on Fifth Avenue in the Sixties.
PLOT 22' 6" X 100'
For sale with possession.

CRUIKSHANK COMPANY, 141 B'way

ATTRACTIVE OFFICE SPACE
H. C. BEAVEN, on Premises.
Broad 1901, or Your Own Broker.

LONG ISLAND REAL ESTATE

G. WOLF, Exceptional bargains on the North Shore.

32 BROADWAY

WESTCHESTER A

SALE OR RENT

DIWEST 67#ST

Rooms and Bath-

story fireproof apartment 3 and 5 rooms.

Manhattan

THREE-STORY PRIVATE HOUSE a the vicinity of Broadway and 73d St. First class condition. For rent. Immediate possession. SLAWSON & HOBBS, 162 W. 72D ST.

Long Island BARGAIN—Beautiful 9 room house, all im-provements; large water frontage; besi-condition; finest location; reasonable price good terms. J. MACK CO. REALTY AGENCY. Office near R. R. Station, Amity-ville, L. 1

NORTH SHORE PROPERTIES. L'Ecluse Washburn & Co., 25 E. 40th St., N. Y

7-ROOM Colonial house, all improvements; corner plot, 100x100; garage; 10 minutes to train and trolley; 15 minutes to Rye Beach; price \$12,000. A. L. PHILLIPS & SON. weners and builders, 2d and Henry sts., Harrison, N. Y.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford.N.J. TO LET FOR BUSINESS PURPOSES MADISON AVE. STORE, near 63d St., moderate rental, Full particulars apply to WM.A. WHITE & SONS, 45 Cedar St. Tel. John 5706.

MORTGAGE MONEY

MORTGAGES.

We Have Special Funds
In Amounts favm \$55,000 to \$550,000.

WOOD, HOLSON CO., INC.,

141 Broadway.

Tel. Rèctor 7554.

FACTORY PROPERTY WILLIAM B. MERRALL, Real Estate, Canadian Pacific Bldg

REAL ESTATE BROKERS 350 Madison Ave., At 45th St. CUSHMAN & WAKEFIELD, INC., East 42d St. Tel. Murray Hill 7820. WARDE - LANDSBORO System finances Home building, 342 Madison Ave., N. Y. C

REAL ESTATE AT AUCTION JERE JOHNSON Jr., Co., Real Estate Auctionees 193 Montague St., Brooklyn APARTMENTS TO LET-FURNISHED

Manhattan 13 D. 65TH ST. Two and three room apartments, Several furnished, \$1,200 to \$3,000. Maid, valet and restaurant ervice.

136 EAST 67TH STREET
Extremely attractive 6 and 7-room apartments available for immediate occupancy,
CULVER & CO.,
\$42 Madison Ave., Tel. Murray Hill 9196. Building Loan
For Park Ave. Flat
s Mortgage Company has

MADISON AV., 715 (near 63d st., 3d floor front)—2 rooms and bath, elevator; splendfully located. WM. A. WHITE & SONS, 46 Cedar st. Tel. John 5706.

MORNINGSIDE AV., 40 (118th)—5-6 rooms \$115-\$150; facing park; elevator, phone quiet, small private families only. Coleman SIX ROOMS, \$120-\$150; large outside rooms; Columbia College section; imme-diate possession. Apply Supt., 110 Morn-ingside Drive, N. W. cor. 121st st.

1-2-3 AND 4 ROOMS. 350 WEST 55th ST.

10-20 WESTMINSTER ROAD corner Caton Ave. at Prospect Park, 17 minutes from financial district, high class residential resichborhood, two modern apartment buildneighborhood, two modern apartment buildings just completed, suites of 5 and 6 large outside rooms with seven and nine closets. "California Bungalow Apartments"—sound proofed—perfect appointment. Decorations to suit tenant. Church Ave. Express Station, B. R. T. Subway.

APARTMENTS, three, four, five rooms, \$60 to \$85; twenty minutes Hudson tubes, 70 Astor st., Newark, N. J.

NEW YORK STATE REAL ESTATE

VALATIE, N. Y. Room House and 40 acres of land; 3 res of lawn. House has 3 baths, ball-om, billard room, all improvements; large rage, barns, hen house, fruit of all kinds; ke front, woodband, pine and maple. Will lake front, woodland, pine and maple. Will sell cheap.

13 Room House and land of 60 acres. Barns, garage, hen house, lake front. House has all improvements, 2 baths, billlard room, fruit of all kinds. Will sell cheap.

15 Room House, 2 baths, outbuildings, large garage, barns, hen house, fruit of all kinds. Inquire of E. H. MILLER, Valatic, N. Y. P. O. Box 192.

NEW JERSEY REAL ESTATE

THE BEST IN LAKEWOOD HOTELS COTTAGES PLOTS *** ACREAGE SMOCK AGENCY INC.

> CRESTWOOD THIS IS THE HOME you've been dreaming

ful living rooms, hot water heat, gas, etc.; wonderful value. MURDOCK & HAWLEY, Phone 425 Larchmost. 40 Post Road (adjoining postofficet), Larchmont, N. Y. BEAT THIS IF YOU CAN.

New cozy and attractive 7-room stucco,
2 baths, all improvements, in choice section, restricted; garage; plot 65x100;
516,900; casy terms; a real opportunity.

FOR H. COLLINS, 37 Boston Road, Larchmont, N. Y. Phone 274.

JAMES B. CONNOLLY, Wolf's Lane, Pel-Marks B. Connolly, Wolf's Lane, Pel-Ma

LARCHMONT

BEAUTIFUL SHORE FRONT.

UNIQUE 6-ROOM COLONIAL type, good plot, excellent location, convenient to markets, station, schools, etc.; garage built on, all improvements; price, \$14,000; might shade for quick sale and make most reas-cable terms. P. H. COLLINS, 37 Boston Road, Larchmont. Phone 274. NEW ROCHELLE

AT NEW BOCHELLE, N. Y.

Just completed; 5 rooms and bath; open attic; large plot, all improvements. Ready for immediate occupancy; \$9,000, terms. Also 7 rooms and bath, all improvements, \$10,000. Builder, 44 Rhodes st. Phone 57s, New Rochelle. BEECHMONT-Modern frame house, 12 roors, 3 baths, ½ plot, beautiful shade trees, 49 fruit trees all kinds of berries. Garage. Right price for immediate sale. Mr. Edmund W. Bodine, 470 Main st. Tel. 848 New Rochelle, N. Y.

MOUNT VERNON

immediate occupancy, 3 rooms, Dutch Colonial, hot water heat, open fire; section very choice; 50x125, \$13,500, terms, JAMES B. CONNOLLY, Wolf's Lane, Pel-ham, Phone 1985—Res, 1987.

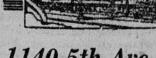
GREENACRES DUTCH COLONIAL, 8 rooms, 3 baths, lawn and garden, double garage, electricity gas, telephone, city water; every convenience; coal guaranteed; will sacrifice. Cal BARROWS, 16 brite Ave., Hartsdale. Telephone White Plains 2721.

FOR SALE, new design stucco house. T roms, tile bath, 2 toliets, fireplace, liv-ing room 16x24, tiled sun porch, heated; hot water heat; plot 100x150; location ideal; satisfactory terms. Box 100, Trib-une.

RYE

YONKERS FOR SALE—High, healthful location; new, beautiful section, 5 blocks above city line; 3 rooms, all improvements; coal in cellar; plot 50x100; garage; \$15,000; terms, Owner, no agents. Tel. Yonkera 2599-W,

UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET APARTMENTS FOR SALE OR TO LET



1140 5th Ave.

Ready Oct. 1st. 4, 5, 6, 7 Rooms-2, 3 Baths \$2400-\$5500

22 W. 77th St. 1160 5th Ave.

\$1000-\$4700

Many 4 Room Apartments.

34 E. 51st St.

Bet. Park & Madison Aves. Ready Oct. 1st

21 E. 66th St.

6 Rooms, 3 Baths. \$5300

Ready this Fall 2, 3 Rooms and Kitchenette

entrances on ground floor.

Our aim is to make our tenants satisfied with "French" buildings. The good will of the tenant is the best asset of agent, builder and owner.

> Consult your own broker or

Real Estate Management

Rooms and Bath-Furnished and Unfurnished

15 East 48th St. fireplaces, each apartment com-plete in every detail, including artificial refrigeration. Res-

MICHIGAN ILLINOIS

.507-511-517 W. 113th St. Four Rooms, \$1,200 Five Rooms, \$1,600

Built as an investment-THE PAULDING

FIFTH AVE. Apartments Central Park Plaza, N. E. Cor. 58th St.

1 to 12 ROOMS \$1,000 to \$12,500 Non-Housekeeping & Housekeeping Agent on Premises 763 Fifth Ave., N. E. Cor. 58th St.

THE LENCRIF 259TH ST. NEAR B'WAY overlooking Van Cortlandt Park. Attractive rates to desirable tenants.

3, 4 & 5 Room Apartments

940 Park Ave.

(living room 15x30), 2 baths, \$2,800; 4 rooms, bath, one left, \$2,200. All housekeeping apartments. Apply on premises

Douglas L. Elliman & Co.



Southern exposure. Excellent light. Park frontage.

Ready this Fall 1-7 Rooms-1-3 Baths.

buildings. For the good will of the tenant is the best asset \$2000 and up. Southern exposure. of agent, builder and owner.

3 Rooms, \$2400-\$2800 6 Rooms, \$4500-\$5000

Available Oct. 1st

114 E. 40th St. East of Park Ave.

\$1700-\$2625 2 Suites for Doctors, with separate

FRENCH & FRENCH, INC.

350 Madison Ave., at 45th St. Tel. Vanderbilt 3237

Apply to Supt. on premises or Edgar A. Levy Leasing Co., 05 5th Ave. Tel. Murray Hill 696

taurant "Crillon"; maid and

LOUISIANA

SHARP & COMPANY

1349 Lexington Ave.

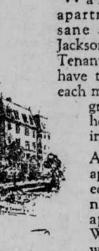
2489 Broadway, at 92d St Phone River 3850.

S. E. Corner 90th St. A new fireproof Apartment House now ready for occupancy Every modern convenience has been installed for the comfort of tenante. SUITES OF 6 ROOMS Also Doctors' Ground Floor Suites with Private Entrances. Rhinelander Real Estate Co. 31 Nassau St.... Phone Rector 4371 RENTING AGENT ON PREMISES.

CORNER \$1ST ST. Modern fireproof sunny apartments, 7 rooms, 2 baths, \$3,280, one left; 5 rooms

REAL ESTATE BROKERS

You can start now to buy a Garden Apartment with the rent you pay



WHEN you purchase a modern garden apartment under the sane and protective Jackson Heights Plan of Tenant-Cwnership you have the certainty that each month gives you a greater equity in the home you are buy-

APARTMENTS FOR SALE OR TO LET

A choice in garden apartments is offered you now in the newest garden apartment group. We suggest that you will do well to select your apartment now while that choice exists.

The rooms are all large, sun-shiny and airy; with open fireplaces, sun-parlors, and most completely equipped kitchens.

Reduce your rent to "cost" by paying only your pro-rata share of the building operating expenses.

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New Elevator Garden Apartment Homes

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